



City of Rockville
MEMORANDUM

July 1, 2005

TO: Twinbrook Neighborhood Plan Advisory Group (TNPAG)

FROM: Ann Wallas, Long Range Planning

SUBJECT: TNPAG Meeting Thursday July 7, 2005 – Land Use Issues

Background

The TNPAG meeting next week will focus on land use. Our original intention had been to handle the Land Use portion in much the same way that we had done in previous Neighborhood Plans – to look first at residential, and then at non-residential land use. After some reflection, we have decided to try a different approach for the Twinbrook Neighborhood Plan and propose that we look at the land use, in general terms, of the entire neighborhood in the first session on July 7.

We should like you to look carefully at the enclosed table and maps, and to think about the sites that the Long Range staff have identified as having potential for redevelopment within the 20-year horizon of the Plan. At the meeting we will give a brief overview and then break the Advisory Group members into three or four teams. Each team will have a map and markers and will be asked to identify the kinds of uses they envisage for the various sites. This is a chance to be creative! Each team will then present their ideas to the group as a whole. Staff will then take all the ideas and will put them together, showing the pros and cons of each team's suggestion. We will also consider whether or not the suggested uses could be achieved using the existing zoning and, if not, will make recommendations for zoning to achieve the recommended land use.

We will discuss all of these ideas at our July 21, 2005 meeting and begin the process of developing a consensus on what the future uses and zoning should be. We hope that proceeding in this fashion will allow Advisory Group members to each put their own ideas forward, and to consider them in light of any existing constraints, before we put together the first draft of the Twinbrook Neighborhood Plan.

Community Meetings

It might be helpful for you to remember that during the SWOT exercise conducted during the two community meetings held in November 2004 that Twinbrook residents indicated that they valued the following aspects of the neighborhood:

- Access to recreational facilities and green space
- Affordable housing
- Convenient for post office variety of shops and restaurants
- Good facilities for children
- Library
- Sense of community

Participants pointed out that the neighborhood commercial centers at Twinbrook and Burgundy provided an Opportunity.

Similarly, the Twinbrook Commons project was seen as providing an opportunity for:

- Connections to shopping and facilities increased
- Increase in house prices
- Jobs near home
- Walk to shopping, restaurants

However, several areas of concern were raised during the community meetings, were identified as issues to be addressed by the TNP, or have emerged in discussion since. These include:

Threats:

- Vacancies – commercial properties
- Impact of New Development:
- Compatibility with neighborhood
- Housing needs – not being addressed
- Infrastructure capacity, roads, sewer, water
- Over development
- Surplus buildings, what use will they be put to?

The Advisory Group used these issues to pose the following questions:

- How should existing commercial and institutional uses be considered in the future for Twinbrook neighborhoods?
- Should housing infill projects be considered for the Twinbrook neighborhoods?
- What type of non-residential redevelopment or expansion is appropriate in potential redevelopment areas?

Enclosures

The following information is enclosed with this memo:

- Agenda for the TNPAG meeting on Thursday July 7, 2005, at 7:00 pm in the Dining Room at Glenview Mansion.
- Table of Twinbrook Neighborhood Sites that might offer future redevelopment potential.
- Map of Twinbrook Residential Land Use.
- Map of Twinbrook Non-Residential Land Use.
- Twinbrook Land Use Base Map.
- Meeting Notes from the June 16, 2005 meeting.

If you were unable to join us on June 16, 2005, you will also find a copies of the information handed out during the meeting.